1128 Arlington Street Houston Heights East

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2020

Applicant: Palmer Schooley, Agent for Elena Coates, Owner

Property: 1128 Arlington Street, Lot 19, Block 197, Houston Heights Subdivision. The property includes a contributing 1,649 square

foot one-story wood-frame single-family residence situated on a 6,600 (50' by 132') square foot interior lot.

Significance: Contributing Craftsman Bungalow style residence constructed circa 1920, located in the Houston Heights Historic District

East

Proposal: Alteration – Roof, Dormer & Addition

The applicant proposes the following alterations:

- Remove the nonoriginal 8" vinyl siding (installed during 1980s remodel) to expose the underlying original #117 wood siding underneath, repairing and replacing where necessary.
- Remove the nonoriginal decorative wrought iron porch columns and replace with historically appropriate square wood columns of a matching height.
- Extend the existing original hipped roof ridgeline by 14'-9", creating a gabled roof to accommodate a secondstory attic buildout.
- Lengthen an existing shed dormer on the north (side) elevation by 13'-8" to the east (rear).
- Build a 60 square foot (3'-4" wide by 18'-2" long) side addition on the north (side) elevation setback 27'-3" from the front of the home, and setback 8" away from existing historic windows on the north (side) elevation. The side addition will be clad in smooth cementitious siding with 4" reveal, have a 4:12 roof pitch and be clad in composition shingles to match the existing roof. With the side addition, the property maintains the 5' side setback per Heights Design Guidelines.
- Demolish an existing nonoriginal rear addition and build a 906 square foot one-story rear addition that extends 47'-8" to the rear and 30'-9" wide, including 246 square feet (15' wide by 18' long) screened in porch on the south elevation.
- Demolish an existing noncontributing garage located at the rear of the lot and build a 19'-4" wide by 19'-4" long by 12'-6" tall alley loading carport located at the rear of the lot.

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval:

- Remove nonoriginal 8" vinyl siding to expose underlying original #117 wood siding, repairing and replacing where necessary;
- Remove nonoriginal decorative wrought iron porch columns and replace with historically appropriate square wood columns of matching height; and
- · Construction of rear alley-loading carport.
- Extending the hipped roof ridgeline and creating a gabled roof for a second-story attic buildout;
 Lengthening the existing shed dormer on north (side) elevation;
- · Construction of the side addition on the north (side) elevation; and

Denial – does not satisfy Section 6-19.2 and 6-19.3 of the Heights Design Guidelines:

• Construction of one-story rear addition.

HAHC Action: -

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
\boxtimes			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\boxtimes			(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
\boxtimes			(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
			(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
			(7)	The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
\boxtimes			(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
			(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; The proposed side addition, while requiring the removal of original building fabric, is a form of addition recommended by the guidelines.
\boxtimes			(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
			(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.
				HEIGHTS DESIGN GUIDELINES
	\boxtimes			In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. See below.

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HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S	D NA	S - satisfies	D - does not satisfy	NA - not applicable
		Maximum Lot	Coverage (Addition and	New Construction)

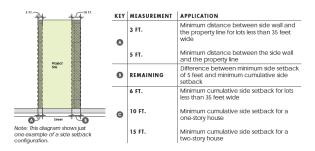
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000÷	.38 (38%)

Existing Lot Size: 6,600 square feet

Maximum Allowable: 2,640 (40%) square feet Proposed Lot Coverage: 2,145 (32.5%) square feet

Surplus: 495

Side Setbacks (Addition and New Construction)



Proposed north (side) setback: 5' Required side setback: 5'

Cumulative side setback: 19'-10 3/4" Required cumulative side setback: 15'

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000÷	.40

Existing Lot Size: 6,600 square feet Maximum FAR: 2,904 (44%) square feet

Proposed FAR: First floor = 2,145 + Second floor 489 = 2,634

Surplus: 270

Houston Archaeological & Historical Commission

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MEASUREMENT	APPLICATION	ets (Addition and New Construction)
50 FT.	Maximum side wall length without inset (1-story)	
40 FT.	Maximum side wall length without inset (2-story)	
1 FT.	Minimum depth of inset section of side wall (1-story)	
2 FT.	Minimum depth of inset section of side wall (2-story)	
6 FT.	Minimum length of inset section of side wall	
Roof phistori Eave Heigh of hist maint	c building ine maintained t and width oric building is	nnector and Walls Aligned with Historic Walls
histori	c structure	
		eds width of the original historic building by 3'-3 ½". appropriate Rear Addition Alternatives
<u>6-19.3 Ap</u>	propriate and In	appropriate Rear Addition Alternatives
3. One-Sto	propriate and In	

Rear addition width exceeds width of the original historic building by 3'-3 1/2".

Width of historic building is

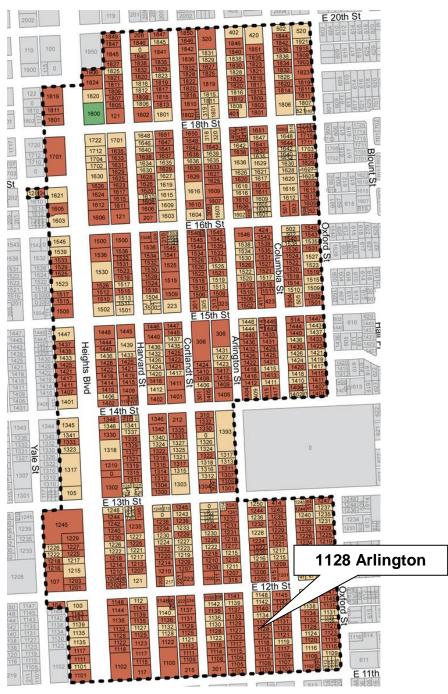
maintained

Maintains 3 corners of historic structure



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



Building Classification

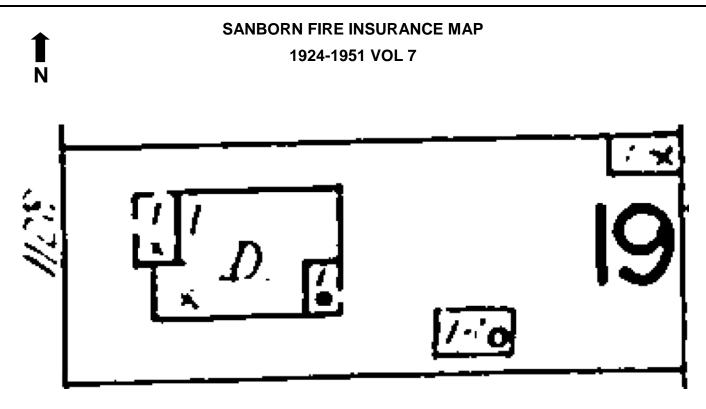
Contributing

Non-Contributing

Park

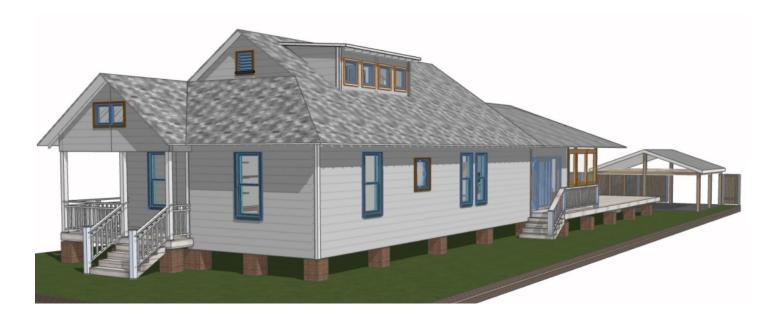
INVENTORY PHOTO





3D RENDERING - FRONT FACING ARLINGTON STREET



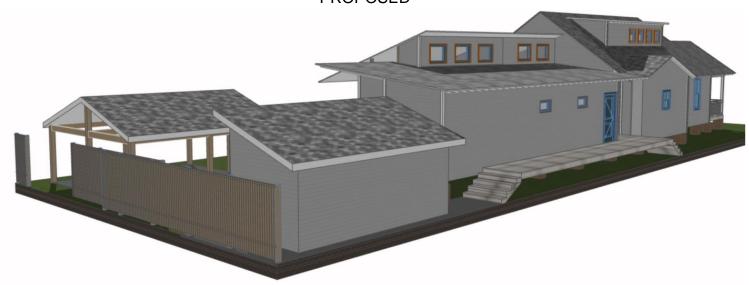


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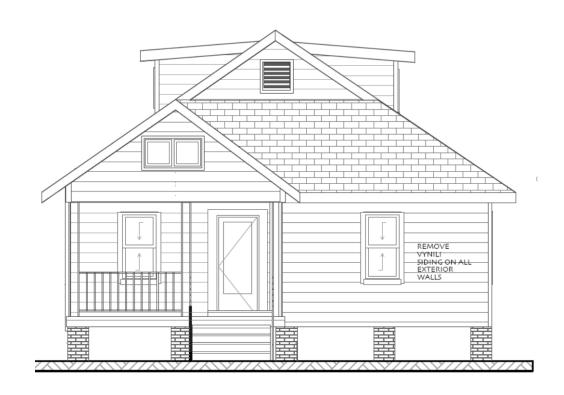
3D RENDERING - FRONT FACING ARLINGTON STREET







WEST ELEVATION – FRONT FACING ARLINGTON STREET EXISTING



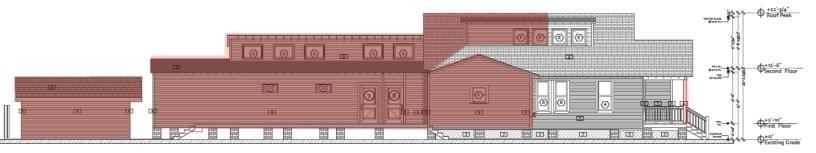


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NORTH SIDE ELEVATION

EXISTING





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SOUTH SIDE ELEVATION

EXISTING

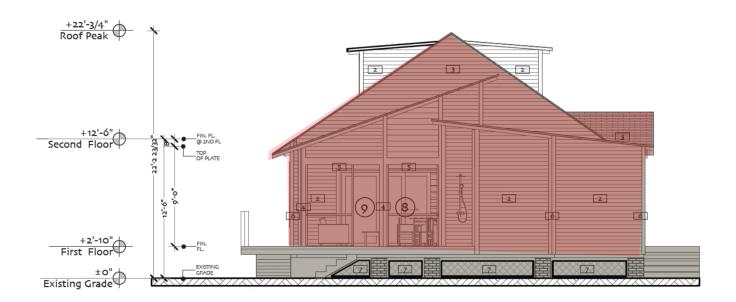


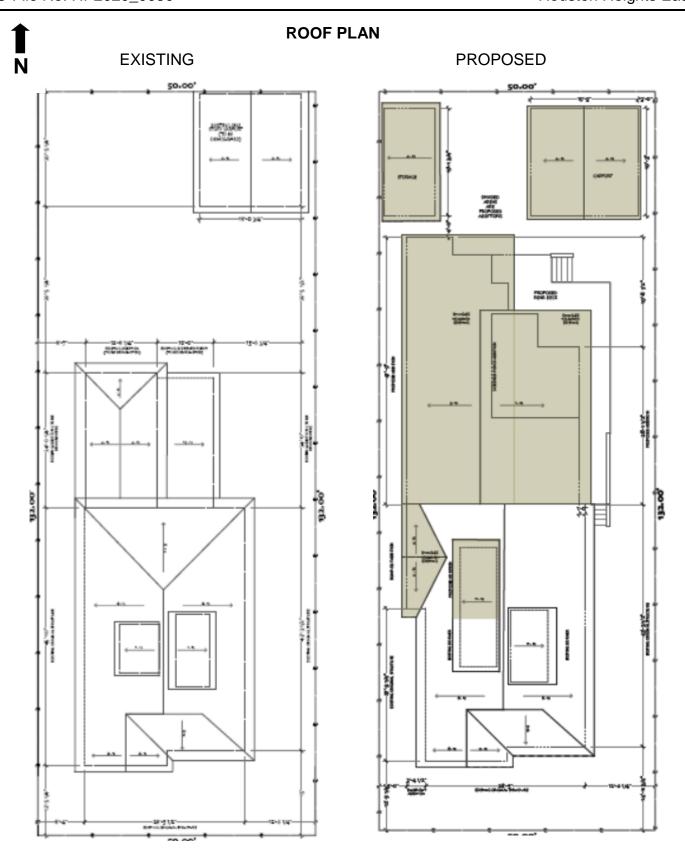


EAST (REAR) ELEVATION

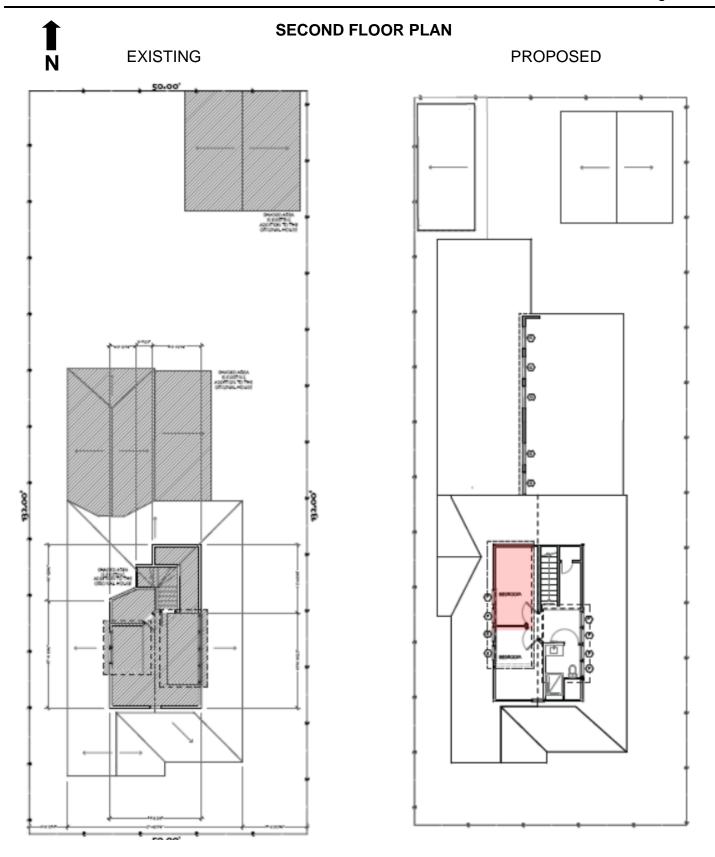












WINDOW / DOOR SCHEDULE

PROPOSED DOOR SCHEDULE (NO EXISTING DOORS TO BE REUSED)							
DOOR	MATERIAL	WIDTH	HEIGHT	TYPE			
1	WOOD	2'-7"	6'-8"	EXTERIOR	NEW HALF LITE		
2	WOOD	3'	6'-8"	EXTERIOR	NEW SINGLE LITE		
3	ALUM/GLASS	9'	6'-8"	EXTERIOR	SLIDING DR UNIT		
4	ALUM/GLASS	9'	6'-8"	EXTERIOR	SLIDING DR UNIT		
5	ALUM/GLASS	9'	6'-8"	EXTERIOR	SLIDING DR UNIT		
6	WOOD	3'	6'-8"	EXTERIOR	NEW SINGLE LITE		
7	WOOD	3'	6'-8"	EXTERIOR	NEW HALF LITE		
8	WOOD	3'	6'-8"	EXTERIOR	NEW HALF LITE		

PROPOSED WINDOW SCHEDULE								
WINDOW MATERIAL WIDTH HEIGHT		TYPE		BRAND OR EQUAL				
Α	WOOD	32"	69"	DOUBLE HUNG	EXISTING	JELD-WEN		
В	WOOD	28"	69"	DOUBLE HUNG	EXISTING	JELD-WEN		
C	WOOD	32"	36"	DOUBLE HUNG	EXISTING	JELD-WEN		
D	WOOD	32"	18"	FIXED	NEW	JELD-WEN		
Е	WOOD	26"	28"	CASEMENT	EXISTING (1)	JELD-WEN		
F	WOOD	26"	28"	CASEMENT	NEW (2)	JELD-WEN		
G	WOOD	42"	30"	FIXED	NEW	JELD-WEN		
Н	WOOD	28"	35"	SINGLE HUNG	EXISTING	JELD-WEN		
J	WOOD	42"	20"	FIXED	EXISTING	JELD-WEN		
X	WOOD	26"	28"	CASEMENT	NEW (1)	JELD-WEN		

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PROJECT DETAILS

Shape/Mass:

See drawings for more detail.

Setbacks:

See drawings for more detail.

Foundation:

See drawings for more detail.

Windows/Doors:

All proposed windows to be inset and recessed. See window/door schedule for more detail.

Exterior Materials:

See drawings for more detail.

Roof:

See drawings for more detail.